



**THE WATERFRONT ON VENICE ISLAND BUILDING B CONDOMINIUM
ASSOCIATION, INC.**

Established Rules (directly from our governing documents) Rev Date: 7/15/2024:

- 1) Two pets will be allowed for owner-residents only. No further pets or animals shall be kept or maintained in the Condominium Unit. No pets will be allowed for lessees/tenants.
- 2) There is no restriction on the ages of occupants of units. All occupants under eighteen (18) years if age shall be closely supervised at all times by an adult to ensure that they do not become injured or a source of annoyance to other residents.
- 3) There shall be no parking of boats, commercial trucks, trailers, motorcycles or any vehicles other than passenger vehicles (ie: cars, vans, sport utility vehicles, and non-commercial passenger pick-up trucks) in any parking area except locations which may be designated by the Association for such specific purposes, if any.
- 4) Units may be rented or leased only after approval by the Association. Units may not be leased or rented for a term less than 3 months, with a maximum of 2 three-month leases per year.
- 5) The covering and appearance of windows and doors, whether by draperies, shades or other items, whether installed within or outside of the unit, visible from the exterior of the unit, shall be neutral in color and further subject to rules and regulations of the Association. No reflective window coverings shall be permitted on the windows of the unit.
- 6) All units above the ground floor shall always have the floors covered with wall-to-wall carpeting installed over high quality padding, except carpeting is not required in areas of any hard-surface floor covering (ie: marble, slate, ceramic tile, parquet, hardwood, etc), provided a sound absorbent underlayment of such kind and quality as to substantially reduce the transmission of noise to adjoining units must be installed and written approval of the Board of Directors must be obtained prior to making any such installation.
- 7) Terraces shall not be obstructed, littered, de-faced or misused. Terraces and walkways shall be used only for the purposes intended, and they shall not be used for hanging or drying clothing, for cleaning household items, or for storage of bicycles or other personal property.
- 8) Pets shall not be left unattended on terraces.
- 9) No signs shall be placed on the exterior of a unit, showing through the window of a unit, or in the common elements.
- 10) No clothes or clothes lines shall be attached to or hung from the exterior of a unit or the common elements.
- 11) No antennas, aerials, ham radios, satellite dishes, basketball backboards, poles or hoops, bird feeders or other devices shall be permitted on the exterior of a unit or the common elements, except as may be required in connection with the provision of a cable television or master antenna system servicing the condominium or that comply with the terms of the master documents or as may be allowed by any law.
- 12) Each unit owner who plans to be absent from their unit during hurricane season must prepare the unit prior to departure by removing any-and-all furniture, potted plants and other movable objects, if any, from the terrace and any exterior entry area, and by designating a responsible



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firm or individual satisfactory to the association to care for the unit should the unit suffer hurricane damage.

- 13) Each unit owner acknowledges that the parking and storage areas on the lower level of the condominium building are below the flood elevation designated in the 100-year flood plane. Each unit owner is responsible to remove his or her car and personal property from said parking and storage areas in the event of a hurricane, tropical storm, or other potential flood event.
- 14) No Unit Owner shall make any alteration or improvement to his Unit unless he has first obtained approval in writing of the Board of Directors of the Association. If said Unit Owner has received the above approval, then the Unit Owner may make such alteration or improvement at his sole and personal expense, provided all work shall be done without disturbing the rights of other Unit Owners; and providing the Unit Owner shall make no changes or alterations to any interior boundary wall, exterior wall, terrace, patio, screening, exterior door, window, structural or load bearing member, electrical service or plumbing service; and further, provided that all alterations and improvements shall be in compliance with all existing building codes; and no alterations shall cause any increase in any insurance premium to be paid by the Association.
- 15) Whenever a Unit Owner contracts for maintenance, repair, replacement, alteration, addition or improvement of any portion of the Unit, whether with or without Association approval, such Unit Owner shall be deemed to have warranted to the Association and its members that his contractor(s) are properly licensed and fully insured, and that the Unit Owner will be financially responsible for any resulting damage to persons or property not paid by the contractor's insurance.

For the complete set of rules, please read the Association Governing Documents, available on the website. <https://www.mywaterfrontb.com/>

Fire Code Requirements:

- 1) No gas grills on balconies or lanais.
- 2) Any furniture or decorations on the walkways/balconies must be positioned as to not interfere with rescue efforts; entry doors to units must be fully accessible in case of emergencies.
- 3) Stairwells and stairwell landings are not to be used for storage; grocery and other carts must be placed beneath stairs on the first floor.

General Considerations:

- 1) Dogs should be leashed on walkways.
- 2) Bag loose trash before placing in the garbage chute.
- 3) Do not hold open the elevator door, as it is causing malfunctions.
- 4) When roof access will be needed (for air conditioner replacement or service), you must advise the Waterfront CAM so the door can be unlocked. It is best to not schedule on Wednesdays.

Ensure your contractor exercises care with common property. You will be responsible for debris, stains, damage to roof and/or balcony floors left by or caused by your contractor.



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- 5) Elevator pads should be requested prior to a scheduled delivery of furniture or remodeling materials.
- 6) If you change or rekey your entry lock, you must have it keyed to the master key (contact Waterfront CAM).
- 7) Do not give your gate/elevator access codes to contractors; request temporary codes through the Waterfront CAM.
- 8) Turn off the main water supply and hot water heater power when leaving a unit for an extended period (longer than 1 week).

Maintenance recommendations:

- 1) Change smoke detectors if older than 10 years (or per manufacturer recommendation)
- 2) Change smoke detector batteries every year
- 3) Water heater failures happen suddenly and without warning. Best practice is to replace them when they are 10 years old.
- 4) Air conditioning units should be cleaned and inspected at least once per year by a reputable HVAC contractor. They typically recommend the owner pour a cup of white vinegar down the condensate line once a month to control the slime that causes clogs.

General Support:

- 1) Community Association Manager (Lauren Wilson)
 - a. Email: teammember5@sunstatemanagement.com; Phone: 941-870-4920 ext 208
 - b. Emergency (after hours): 941-870-4920
 - c. Office Location: Ground level, Building C, south entrance
- 2) Maintenance Manager (Brian Leblanc)
 - a. Hours: Monday, Tuesday, Friday 8 am – 4 pm; Thursday 6:30 am – 2:30 pm
 - b. Work order forms are available in the elevator or you can go to the Owner Portal in Vactaca.
 - c. The Maintenance Manager will address issues outside your unit; issues inside your unit or on your back lanai are the responsibility of the unit owner.